

**Washington State
Department of Transportation**

Parcel No.:
Federal Aid No.:
Project:
Plan Title:
Plan Sheet of Sheets
Plan Approval Date:
Date of Last Map Revision:

CERTIFICATE OF APPRAISER

I certify that, to the best of my knowledge and belief:

the statements of fact contained in this appraisal are true and correct;
the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conclusions, and are my personal, unbiased professional analyses, opinions, and conclusions;
I have no present or prospective interest in the property that is the subject of this appraisal, and I have no personal interest or bias with respect to the parties involved;
my compensation is not contingent upon the reporting of a predetermined value or direction that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event;
my analyses, opinions, and conclusions were developed, and this appraisal has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and the Uniform Appraisal Standards for Federal Land Acquisitions;
I have made a personal inspection of the property that is the subject of this report. I have made a personal inspection of the comparable sales contained in the report addenda;
I have afforded the owner or a designated representative of the property that is the subject of this appraisal the opportunity to accompany me on the inspection of the property.
no one provided significant professional assistance to the person signing this report. (If there are exceptions, the name of each individual providing significant professional assistance must be stated);
I have disregarded any increase in Fair Market Value caused by the proposed public improvement or its likelihood prior to the date of valuation. I have disregarded any decrease in Fair Market Value caused by the proposed public improvement or its likelihood prior to the date of valuation, except physical deterioration within the reasonable control of the owner;
this appraisal has been made in conformity with the appropriate State and Federal laws and requirements, and complies with the contract between the agency and the appraiser;

The property has been appraised for its fair market value as though owned in fee simple, or as encumbered only by the existing easements as described in the title report in the addenda.

The opinion of value expressed below is the result of, and is subject to the data and conditions described in detail in this report of _____ pages.

I made a personal inspection of the property that is the subject of this report on _____

The **Date of Value** for the property that is the subject of this appraisal is _____ per the FAIR MARKET VALUE definition herein, the value conclusions for the property that is the subject of this appraisal are on a cash basis and are:

FAIR MARKET VALUE BEFORE ACQUISITION \$ _____

FAIR MARKET VALUE AFTER ACQUISITION \$ _____

DIFFERENCE \$ _____

Date of Assignment or Contract:

Name:

Date Signed:

Signature: _____

Washington State-certified general real estate appraiser certification number: _____

DO NOT WRITE BELOW THIS LINE

Headquarters Service Center Date Stamp

Region Date Stamp

SUMMARY OF CONCLUSIONS

(Accounting tabulation - NOT indicative of appraisal method employed)

INDICATED VALUE BEFORE ACQUISITION

Highest and Best Use: _____

<i>Land Area</i>	<i>Unit Value</i>	
_____	_____	\$ _____
_____	_____	\$ _____
Total Area _____	TOTAL LAND	\$ _____

IMPROVEMENTS

<i>Type</i>	<i>Size</i>	<i>Unit Value</i>	
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
TOTAL IMPROVEMENTS			\$ _____
TOTAL INDICATED VALUE			\$ _____

INDICATED VALUE OF REMAINDER:

Highest and Best Use: _____

<i>Land Area</i>	<i>Unit Value</i>	
_____	_____	\$ _____
_____	_____	\$ _____
Total Area _____	TOTAL LAND	\$ _____

IMPROVEMENTS

<i>Type</i>	<i>Size</i>	<i>Unit Value</i>	
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
TOTAL IMPROVEMENTS			\$ _____
TOTAL INDICATED VALUE			\$ _____

BREAKDOWN OF ACQUISITION:

<i>Land Area</i>	<i>Unit Value</i>	
_____	_____	\$ _____
_____	_____	\$ _____
Total Area _____	TOTAL LAND	\$ _____

IMPROVEMENTS

<i>Type</i>	<i>Size</i>	<i>Unit Value</i>	
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
TOTAL IMPROVEMENTS			\$ _____

DAMAGES

Type		
	\$	
	\$	
TOTAL DAMAGES		\$
Sub Total		\$

BENEFITS (Subtract)

<i>Item</i>		
_____	\$ _____	
_____	\$ _____	
TOTAL BENEFITS		\$ _____

Difference Between the Before and After Value \$ _____

ACQUISITION APPRAISAL SALIENT INFORMATION

Property Rights Appraised

Unless specified otherwise in this report, the property rights appraised constitute the fee simple interest.

Date of Value

The effective date of the value opinion for the subject property is specified on page 1 herein.

Competence of Appraiser

The appraiser has both the knowledge and experience required to competently perform this appraisal.

Purpose of the Appraisal

The purpose of this appraisal is to: (1) estimate the Fair Market Value of the subject property in the Before Situation; (2) estimate the Fair Market Value of the subject property in the After Situation, assuming the proposed project is completed; (3) allocate the damages and/or special benefits, if any, to the remaining real property and property rights.

Use of the Appraisal

This appraisal is to be used to provide information to the client, the Washington State Department of Transportation, as a basis for acquiring the portion of the subject property needed for the proposed project.

Scope of the Appraisal

The scope of the investigation and analysis, as well as the geographical area and time span searched for market data, is described in the valuation section of the body of this appraisal. There are three basic, traditional approaches to the estimation of Fair Market Value: The Cost Approach, the Income Capitalization Approach, and the Market or Direct Sales Comparison Approach. Of these, only the Direct Sales Comparison Approach is employed herein because it is market typical for the subject property whereas the other approaches are not.

Definition of Fair Market Value

“Fair Market Value” is the amount in cash which a well-informed buyer, willing but not obliged to buy the property, would pay, and which a well-informed seller, willing but not obligated to sell it would accept, taking into consideration all uses to which the property is adapted and might in reason be applied. (Washington Pattern Instruction 150.08)

Definition of Highest and Best Use

That reasonable and probable use that supports the highest present Fair Market Value as of the effective date of the appraisal. The four criteria the highest and best use must meet are: (1) legal permissibility; (2) physical possibility; (3) financial feasibility, and (4) maximum profitability.

Definition of the Larger Parcel

In condemnation, the portion of a property that has unity of ownership, contiguity, and unity of use, the three conditions that establish the larger parcel for the consideration of severance damages. Also known as the “parent parcel”.

Definition of Cash Equivalent

A price expressed in terms of cash (money) as distinguished from a price which is expressed all or partly in terms of the face amount of notes or other securities which cannot be sold at their face amount. Market data in this appraisal are compared to the subject on an all cash basis to satisfy the definition of Fair Market Value.

APPRAISAL ASSUMPTIONS AND LIMITING CONDITIONS

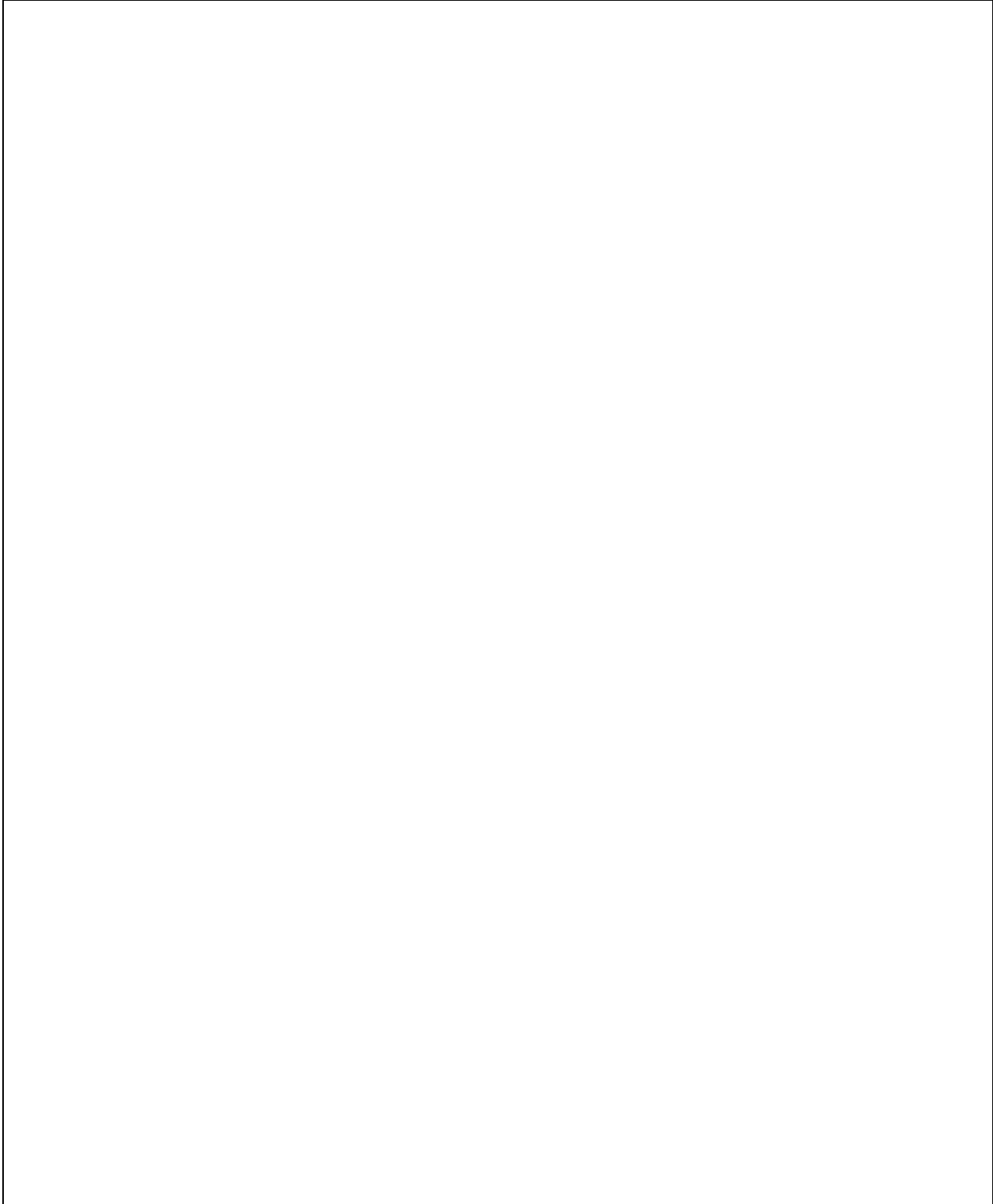
- 1.** The property description supplied to the appraiser is assumed to be correct;
- 2.** No survey of the property has been made or reviewed by the appraiser, and no responsibility is assumed in connection with such matters. Illustrative material, including maps and plot plans, utilized in this report are included only to assist the reader in visualizing the property. Property dimensions and sizes are considered to be approximate;
- 3.** No responsibility is assumed for matters of a legal nature affecting title to the property, nor is any opinion of title rendered. Property titles are assumed to be good and merchantable unless otherwise stated;
- 4.** Information furnished by others is believed to be true, correct, and reliable. However, no responsibility for its accuracy is assumed by the appraiser;
- 5.** All mortgages, liens, encumbrances, leases, and servitudes have been disregarded unless so specified within the report. The property is assumed to be under responsible, financially sound ownership and competent management;
- 6.** It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render the property more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies which may be required to discover them;
- 7.** Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. However, the appraiser is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value conclusions in this report are predicated on the assumption that there is no such materials on or in the property that would cause a loss of value. No responsibility is assumed for any such conditions, or for the expertise required to discover them. The client is urged to retain an expert in this field if desired. The analysis and value conclusions in this report are null and void should any hazardous material be discovered;
- 8.** Unless otherwise stated in this report, no environmental impact studies were either requested or made in conjunction with this report. The appraiser reserves the right to alter, amend, revise, or rescind any opinions of value based upon any subsequent environmental impact studies, research, or investigation;
- 9.** It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is specified, defined, and considered in this report;
- 10.** It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless non-conformity has been specified, defined and considered in this report;
- 11.** It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or federal governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate is based;
- 12.** The appraiser will not be required to give testimony or appear in court because of having made this report, unless arrangements have previously been made;
- 13.** Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the client without the written consent of the appraiser, and in any event, only with properly written qualification and only in its entirety;
- 14.** Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media without written consent and approval of the appraiser. Nor shall the appraiser, client, firm, or professional organization of which the appraiser is a member be identified without the written consent of the appraiser;
- 15.** The liability of the appraiser, employees, and subcontractors is limited to the client only. There is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraiser is in no way responsible for any costs incurred to discover or correct any deficiencies of the property;
- 16.** It is assumed that the public project which is the object of this report, will be constructed in the manner proposed and in the foreseeable future;
- 17.** Acceptance and/or use of this report constitutes acceptance of the foregoing assumptions and limiting conditions.

SUBJECT PHOTOGRAPHS

SUBJECT PLOT PLAN

Shown are subject site dimensions, access frontages, improvement locations and dimensions, taking dimensions, "North arrow", camera location and direction for each attached subject photo.

Before Area:	After Area:	Fee Take:
Permanent Easement Take:	Temporary Easement Take:	



SHORT FORM NARRATIVE APPRAISAL REPORT

(SELF-CONTAINED APPRAISAL REPORT)

1. OWNER:

2. LOCATION OF SUBJECT:

3. SUBJECT LEGAL DESCRIPTION:

4. DELINEATION OF TITLE (5 years):

From	To	Date	Aud. # / Excise Tax #	Confirmer	Consideration
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Comments:

5. DESCRIPTION OF SUBJECT PROPERTY including but not limited to:

Neighborhood:

Site Description:

Easements:

Utilities:

Zoning:

Improvements:

Present Use:

Highest and Best Use—Vacant and Improved:

6. PROPERTY RIGHTS TO BE ACQUIRED AND EFFECTS OF ACQUISITION/PROJECT:

7. VALUATION-BEFORE:

A. Land as Though Vacant

(1) Scope of Data Search:

(2) Comparative Analyses:

(3) Correlation and Conclusion-Land Value Before:

B. Whole Property

(1) Scope of Data Search:

(2) Comparative Analyses:

(3) Correlation and Conclusion – Property Value Before:

8. DESCRIPTION OF SUBJECT REMAINDER:

9. VALUATION-REMAINDER:

A. Land as Though Vacant

(1) Scope of Data Search:

(2) Comparative Analyses:

(3) Correlation and Conclusion-Land Value After:

B. Whole Property

(1) Scope of Data Search:

(2) Comparative Analyses:

(3) Correlation and Conclusion – Property Value After:

10. EXPLANATION, MEASUREMENT, AND ALLOCATION OF DAMAGES/SPECIAL BENEFITS:

11. REPORT OF CONTACT WITH OWNER:

Person(s) Contacted:

Address:

Date of Contact:

Relationship to Owner:

Date of Joint Inspection:

Phone:

Comments:

Comparable Sales Map

MARKET DATA
Comparable No. _____

(1) ADDRESS or LOCATION:

(2) SALE SKETCH AND PHOTO ARE ON FOLLOWING PAGE;

- | | |
|---|---|
| (3) a. Access:
b. Use at Sale:
c. H & B Use:
d. Zoning:
e. Dimensions:
f. Area:
g. Sale Date:
h. Price:
i. Instrument Type: | j. Terms:
k. Ex. Tax # or AF#:
l. Seller:
m. Buyer:
n. Confirmed With:
Phone #:
Confirmed Date:
o. Confirmed By:
p. Date Inspected: |
|---|---|

(4) LEGAL DESCRIPTION or TAX PARCEL NUMBER:

(5) PHYSICAL CHARACTERISTICS (confirmation information, property description at sale, changes since sale, etc.):

A) Property Description:

B) Confirmation Data and Comments:

(6) ALLOCATION:
ITEM

CONTRIBUTION VALUE

MARKET
UNIT

Land:	\$		\$	
	\$		\$	
Buildings:	\$		\$	
	\$		\$	
Other (Site, Yard, etc.):	\$		\$	
	\$		\$	
TOTAL SALE PRICE	\$		\$	

Comparable No.

SALE SKETCH AND PHOTOGRAPHS

Include: Site Dimensions, access frontages, improvement locations and identification labels, "north arrow", camera locations and directions corresponding to the photos shown on this page.